

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD MEETING  
January 11, 2017**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of December 28, 2016 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, FEBRUARY 14, 2017**

3. **Final Decision** to adjust the distance between proposed terrace and accessory building of 10.7' (20' required). Property located at 272 West 17 Street, Hialeah, zoned R-1 (One Family District).

**Applicant: Carlos M. Diaz**

***TABLED ITEM FROM DECEMBER 14, 2016***

4. **Final Decision** Final Decision to adjust the distance between main residence and gazebo to 13.10' (20' required) and rear setback to 6' (7.5' required), for gazebo. Property located at 7853 West 16 Avenue, Hialeah, zoned R-1 (One Family District).

**Applicant: Guillermo Torres**

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, JANUARY 24, 2017**

5. **Rezoning** from R-1 (One Family District) to RO (Residential Office District), according to 10-7-16 site plan prepared by Albert O. Gonzalez Architect, PA.; and granting a variance permit to allow a lot area of 6,391 square feet (7,500 square feet required), lot width of 50' (75' required); allow the handicapped parking space in the front setback (parking allowed in rear only), waive a portion of the City of Hialeah Landscape Manual requirements that provides that a 7' landscaped buffer is required along front property line, 5' provided, and allow 10' wide two-way driveway (20' required). Property located at 540 East 49 Street, Hialeah.

**Applicant: Alejandro Vilarello, PA on behalf of Lajo Construction Corp.**

6. **Variance** to allow 55 parking spaces (101 parking spaces required), for a new 41-unit mixed use building located in the NBD (Neighborhood Business District), Area 5. Property located at 467-489 East 9 Street, Hialeah, zoned C-2 (Liberal Retail Commercial) and NBD (Neighborhood Business District) Area 5.

**Applicant: Cesar Mestre, Jr., Esq.**

7. **Conditional Use Permit** to allow the uses of a church and school and consider granting a variance permit to allow 0 parking spaces, where 119 parking spaces are required. Property located at 2201 West 76 Street, Hialeah, zoned M-1 (Industrial District).

**Applicant: Cesar Mestre, Jr., Esq.**

**MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

8. Old Business.

9. New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.